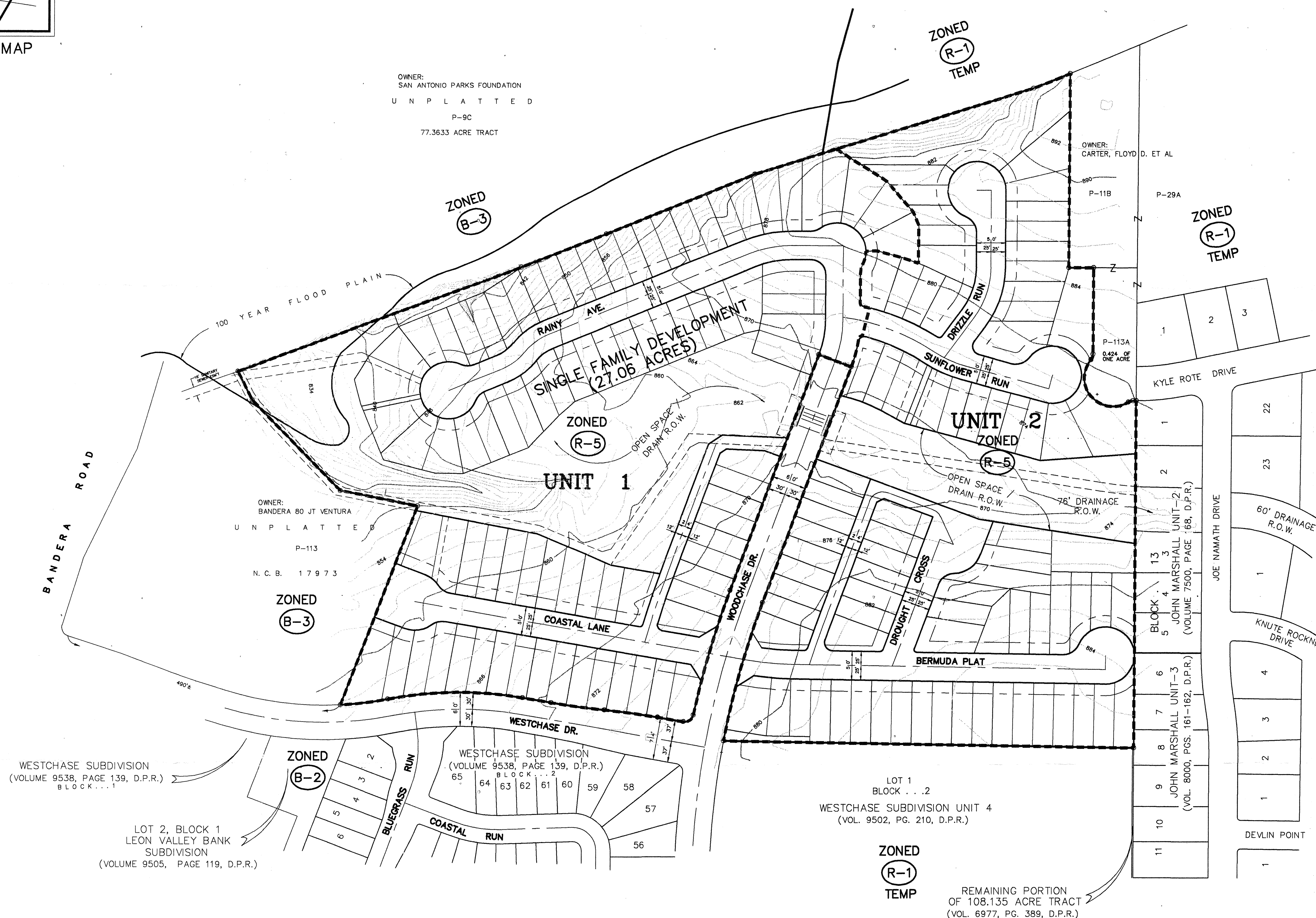
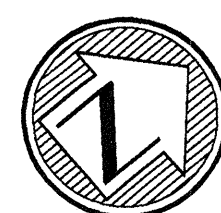


LOCATION MAP

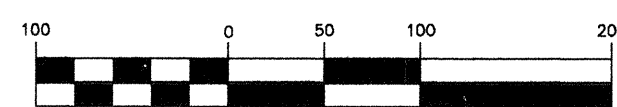


WESTCHASE SUBDIVISION  
(VOLUME 9538, PAGE 139, D.P.R.)  
BLOCK . . . 1

LOT 2, BLOCK 1  
LEON VALLEY BANK  
SUBDIVISION  
(VOLUME 9505, PAGE 119, D.P.R.)



GRAPHIC SCALE



APPROXIMATELY ±165 LOTS

UTILITIES

WATER: S.A.W.S.  
SEWER: S.A.W.S.  
ELECTRIC: CITY PUBLIC SERVICE  
TELEPHONE: S.W. BELL TELEPHONE CO.

NOTES:

1. ALL STREETS SHOWN HEREON ARE LOCAL TYPE "A" UNLESS OTHERWISE SHOWN.
2. A ONE FOOT VEHICULAR NON-ACCESS EASEMENT WILL BE REQUIRED WITHIN ALL SINGLE FAMILY RESIDENTIAL LOTS THAT ARE ADJACENT TO AN ARTERIAL OR COLLECTOR STREET.

DEVELOPER:

CONTINENTAL HOMES OF TEXAS, INC.  
14206 NORTHBROOK  
SAN ANTONIO, TEXAS 78232  
PHONE: (210) 496-2660

RECEIVED  
FEB-9 AM 8:21  
DEPT. OF PLANNING  
LAND DEVELOPMENT  
SERVICES DIVISION

PLAN HAS BEEN ACCEPTED BY  
COSA  
4-5-01 #703  
(date) (number)  
If no plans are filed, plan will expire  
On 10-5-02  
1st filed on



A TCB INC. Company  
W.F. CASTELLA & ASSOCIATES, INC.  
Engineers - Surveyors - Planners  
1039 W. Hildebrand - San Antonio, Texas 78201 - (210) 734-5351

REVISIONS:

JOB NO. 46096.06  
FILE: 2  
DATE: 01/31/01  
DESIGN: M.F.T.  
DRAWN: J.M.  
CHECKED: 1  
SHEET 1 OF 1

P.O.A.D.P. PLAN

for

WESTCHASE 27 PUD



# City of San Antonio

## POADP

RECEIVED  
01 FEB -6 PM 2:48

The platting of property in two or more subdivision units requires the submission of a Preliminary Overall Development Plan, POADP. To be accepted for review a POADP shall comply with the provisions of ARTICLE II, Division 2 Preliminary Overall Development Plans of the San Antonio Unified Development Code and must be certified to contain the following:

Date Submitted: 2/5/01 Name of POADP: Westchase 27 PUD

Owners: Continental Homes of Texas, Inc. Consulting Firm: W.F. Castella & Associates, Inc.

Address/Zip code: 14206 Northbrook Address/Zip code: 6800 Park Ten Blvd., Suite 180-S  
San Antonio, Texas 78232 San Antonio, Texas 78213

Phone: (210) 496-2660 Phone: (210) 734-5351

Existing zoning: R-5 Proposed zoning: R-5

Site is over/within/includes: Edwards Aquifer Recharge Zone: ☐ Yes ☒ No  
Projected # of Phases: 2 ☒ Yes ☐ No  
San Antonio City Limits? ☒ Yes ☐ No  
Council District: 7  
Ferguson map grid 547 F8

Land area being platted:

	Lots	Acres
Single Family (SF)	<u>164</u>	<u>27.25</u>
Multi-family (MF)	<u>          </u>	<u>          </u>
Commercial and non-residential	<u>          </u>	<u>          </u>

Is there a previous POADP for this Site? Name                                  No.           

Is there a corresponding PUD for this site? Name Westchase 27 PUD No.           

Plats associated with this POADP or site? Name Westchase 27 PUD No. 010016  
Unit 1  
Name                                  No.             
Name                                  No.           

Contact Person and authorized representative:

Print Name: Max F. Terry Signature: Max F. Terry

Date: 02/02/01 Phone: (210) 734-5351 Fax: (210) 734-5363



RECEIVED

DEPT. OF PLANNING  
LAND DEVELOPMENT  
SERVICES DIVISION

DEPT. OF PLANNING  
LAND DEVELOPMENT  
SERVICES DIVISION

- ☒ indication of development phases on the POADP;
- ☒ perimeter property lines of the POADP (in a line weight and character distinguishable from other lines);
- ☒ copy of digital file
- ☒ North arrow and scale of the map;
- ☒ Proposed land use by location, type and acreage;
- ☒ Delineation of the circulation system including all collectors, arterial, and local type "B" streets;
- ☒ Contour lines at intervals no greater than ten (10) feet;
- ☒ Legal recorded ownership of adjacent properties and if known proposed development of adjacent unimproved properties;
- ☒ Existing adjacent or perimeter streets;
- ☒ One hundred-year flood plain limits;
- ☒ Location map indicating location and distance of the POADP to adjacent streets and at least two (2) major thoroughfares.
- ☒ A complete application and certification, 8½ X 11 reduction with eight (8) copies of the POADP map, all maps to be folded (accordion style & manageable size);
- N/A ☐ POADP amendments or revisions must be graphically indicated and include a concise statement describing said amendment or revision on the POADP map;
- ☒ TIA requirements must be met prior to acceptance of a POADP, contact James Clements @ (210)207-7720;
- ☒ Tree preservation requirements must be met prior to acceptance of a POADP, contact Debbie Reid @207-8265;
- ☒ the POADP ☐ does ☒ does not abut State Highway Department facilities and one additional copy of the POADP plan has been submitted directly to TXDOT for their review. Contact Judy Friesenhahn @ (210) 615-5814;
- ☒ The POADP ☐ is ☒ is not located over the Edwards Aquifer recharge zone and one additional copy of the POADP has been submitted directly to the Aquifer Studies office of San Antonio Water Systems, contact Kirk Nixon (210) 704-7392;
- ☒ The POADP lies in the Northside School District and they have been contacted concerning this development.

I certify that the POADP application and accompanying maps are complete and that the conditions listed on this application have been met.

RECEIVED  
01 FEB -6 PM 2:48

Certifying Representative:

Print Name: Max F. Terry

Signature: Max F. Terry

DEPT. OF PLANNING  
LAND DEVELOPMENT  
SERVICES DIVISION

If you have any questions please call Michael O. Herrera at 207-7900

(Application Revised Nov-8- 2000)



# CITY OF SAN ANTONIO

April 5, 2001

Mr. Lee Wright

W.F. Castella Engineering Inc.  
6800 Park Ten Blvd., Suite 180 S.  
San Antonio, TX 78213

Re: Westchase 27

POADP # 703

Dear Mr. Wright:

The City Staff Development Review Committee has reviewed Westchase 27 Subdivision Preliminary Overall Area Development Plan # 703. Please find enclosed a signed copy for your files. Your plan was accepted however please note the following:

- In consideration of public safety and convenience, excessive grades by reason of topography should be avoided in street layouts and arrangements.
- Access and R.O.W. issues along state facilities will need to be resolved with the Texas Department of Transportation (TXDOT). For information about these requirements you can contact TXDOT at 615-5814.
- This development will need to comply with tree preservation ordinance #85262. For information about these requirements you can contact Building Inspections at 207-7102.
- It will be expected that you will plat all of the property depicted in your POADP, to include: floodplains, drainage areas and open space.
- I would encourage you to work closely with the school district, so that they can plan accordingly.

Mr. Wright  
Page 2  
April 5, 2001

Please note that this action by the committee does not establish any commitment for the provision of utilities, services or zoning of any type now or in the future by the City of San Antonio. If the proposed development is not platted in phases this POADP will be invalid.

**All Platting will have to comply with the Unified Development Code, Master Plan and Major Thoroughfare Plan for the city of San Antonio.**

If you have any questions regarding this matter, please contact Mr. Michael O. Herrera, at (210) 207-7900.

Sincerely,

A handwritten signature in black ink, appearing to read "Emil R. Moncivais".

Emil R. Moncivais AIA, AICP  
Director of Planning

EM/MH. Jr.

cc: Bob Opitz, P. E., Public Works





City of San Antonio  
Planning Department  
Subdivision Section

# REQUEST FOR REVIEW of POADP

TO:

- ☐ Public Works:   ⇒ Streets   ⇒ Drainage
- ☐ Building Insp.:   ⇒ Tree Preservation   ⇒ Fire Protection
- ☐ Major Thoroughfare                      ☐ Traffic T.I.A.
- ☒ Zoning                                      ☐ Bexar County Public Works

FROM: Michael O. Herrera, Planner II

Date 2-9-01

POADP NAME: WESTCHASE 27

SUBJECT: The attached item has been submitted for your review, recommendation, and or comment to the Planning Commission or Director. If necessary, please circulate within your department. Copy this review sheet as needed. Mark your comments here and be prepared to review at the next POADP meeting. Your written comments are strongly encouraged for documentation in the file.

This item is tentatively scheduled for 2-23-01 before the POADP committee.

☒ I recommend approval

☐ I do not recommend approval

On \_\_\_\_\_, I notified \_\_\_\_\_, the engineer/  
subdivider/agent, of the corrections needed to remove this objection. Tel # \_\_\_\_\_

Comments: zoned R-1(R-5) - complies  
with the zoning.

Michael O. Herrera      Planner II      03-23-01  
Signature                      Title                      Date



City of San Antonio  
Planning Department  
Subdivision Section

# REQUEST FOR REVIEW of POADP

TO:

☒ Public Works: ⇒ Streets ⇒ Drainage

☐ Building Insp.: ⇒ Tree Preservation ⇒ Fire Protection

☐ Major Thoroughfare

☐ Traffic T.I.A.

☐ Zoning

☐ Bexar County Public Works

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☐ I do not recommend approval

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Comments: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

[Signature]  
Signature

SP-Engl. Assoc.  
Title

4/5/01  
Date





City of San Antonio  
Planning Department  
Subdivision Section

# REQUEST FOR REVIEW of POADP

TO:

- ☐ Public Works: ⇒ Streets ⇒ Drainage  
☐ Building Insp.: ⇒ Tree Preservation ⇒ Fire Protection  
☐ Major Thoroughfare ☒ Traffic T.I.A.  
☐ Zoning ☐ Bexar County Public Works

FROM: Michael O. Herrera, Planner II

Date 2-23-01

RECEIVED  
01 FEB 20 PM 3:22  
DEPT. OF PLANNING  
LAND DEVELOPMENT  
SERVICES DIVISION

POADP NAME: WESTCHASE 27

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☒ I recommend approval

☐ I do not recommend approval

On \_\_\_\_\_, I notified \_\_\_\_\_, the engineer/  
subdivider/agent, of the corrections needed to remove this objection. Tel # \_\_\_\_\_

Comments: A LEVEL 2 TIA WAS APPROVED JULY 1997.

ORIGINAL SUBMITTAL ILLUSTRATED COMMERCIAL  
PROPERTY FRONTING WESTCHASE IN UNIT 1. THE  
NEW SUBMITTAL PROPOSES SINGLE FAMILY  
RESIDENTIAL. THEREFORE, A DECREASE IN  
PROPOSED TRAFFIC WILL OCCUR.

NO NEW TIA IS REQUIRED. ID# 1997TIA0705

Todd Lang

SENIOR ENG TECH.

2-20-01

Signature

Title

Date



# REVIEW of POADP

TO:

- ☐ Public Works:   ⇒ Streets   ⇒ Drainage
- ☐ Building Insp.:   ⇒ Tree Preservation   ⇒ Fire Protection
- ☒ Major Thoroughfare                      ☐ Traffic T.I.A.
- ☐ Zoning                                      ☐ Bexar County Public Works

FROM: Michael O. Herrera, Planner II

Date 2-9-01

POADP NAME: WESTCHASE 27

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☒ I recommend approval



☐ I do not recommend approval

On \_\_\_\_\_, I notified \_\_\_\_\_, the engineer/  
subdivider/agent, of the corrections needed to remove this objection. Tel # \_\_\_\_\_

Comments: THERE ARE NO ROADWAYS AS IDENTIFIED BY THIS  
PROPOSE PLAT, ON THE MTP.

Signature

Planner  
Title

02/30/01  
Date





City of San Antonio  
Planning Department  
Subdivision Section

# REQUEST FOR REVIEW of POADP

TO:

☐ Public Works: ⇒ Streets ⇒ Drainage

☒ Building Insp.: ⇒ Tree Preservation ⇒ Fire Protection

RECEIVED FEB 12 2001

☐ Major Thoroughfare

☐ Traffic T.I.A.

☐ Zoning

☐ Bexar County Public Works

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Date 2-9-01

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Comments: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Michael O. Herrera

Signature

City Architect

Title

2/15/01

Date



Continental Homes of Texas, LP

Vendor: 316N City of San Antonio

Date: 2/01/01 Check #: 41437

P.O. No.	Invoice Number	Sub div	Job Acct	Cost Number	Code	Address	Lot/Block	Gross	Adjust	Net Amou
	POADDFEE	CZ9		DUGAS1	9148	Dugas 1	/	381.10	.00	381.1

POADDP Fee

WEST CHASE

27

381.10 .00 381.10

DETACH BEFORE DEPOSITING

City of San Antonio 316N M



THIS CHECK IS PRINTED ON CHEMICAL AND BLEACH REACTIVE PAPER WITH INVISIBLE FLOURESCENT FIBERS AND A DOCUCHECK® GHOSTMARK™ ON THE BACK



Continental Homes of Texas, LP

14206 North Brook  
San Antonio, Texas 78232

NationsBank  
400 Market Place  
Roswell, GA 30075

06-10/00052

PAY \*\*\*\*\*381DOLLARS AND 10 CENTS

DATE 2/01/01 CHECK NO. 41437

AMOUNT
\$381.10

TO THE ORDER OF  
City of San Antonio  
San Antonio, TX  
San 316N M

*D. P. Horton*

⑈41437⑈ ⑆061000052⑆ 3261312609⑈



A TCB INC. Company

# TRANSMITTAL LETTER

## W.F. CASTELLA & ASSOCIATES, INC. ENGINEERS • SURVEYORS • PLANNERS

6800 Park Ten Blvd., Suite 180-S • San Antonio, Texas 78213  
(210) 734-5351 FAX (210) 734-5363

Date: February 8, 2001

To: City of San Antonio

ATTN: Mike Herrea

Department of Planning

Project No.: 46096.06

T/LC: 31/K

Re: Westchase 27 PUD

Plat ID: 010016

WE ARE SENDING YOU ☒ ATTACHED ☐ UNDER SEPARATE COVER VIA \_\_\_\_\_ THE FOLLOWING ITEMS.

- ☒ Prints ☐ Sepias ☐ Films ☐ Tracings ☐ Specifications  
☐ Copy of Letter ☐ Change Order ☐ Invoices ☐ \_\_\_\_\_

SETS	COPIES PER SET	DESCRIPTION
8	1	Revised POADP (24"x36")
1	Diskette	Digital file of POADP

THESE ARE TRANSMITTED as checked below:

- ☒ For your approval ☐ Approved as submitted ☐ Resubmit \_\_\_\_\_ copies for approval  
☒ For your use ☐ Approved as noted ☐ Submit \_\_\_\_\_ copies for distribution  
☐ As requested ☐ Returned for corrections ☐ Return \_\_\_\_\_ corrected prints  
☐ For review and comment ☐ For payment ☐ \_\_\_\_\_  
☐ FOR BID DUE \_\_\_\_\_ 19 \_\_\_\_ ☐ PRINTS RETURNED AFTER LOAN TO US

REMARKS: These copies are to replace the copies of the POADP previously submitted.

COPY TO: \_\_\_\_\_

REC. BY: \_\_\_\_\_

DATE: \_\_\_\_\_

If enclosures are not as noted, kindly notify us as once.

SIGNED: Max F. Terry  
Max F. Terry, Project Engineer I



A TCB INC. Company

# TRANSMITTAL LETTER

RECEIVED

**W.F. CASTELLA & ASSOCIATES, INC.**

**ENGINEERS • SURVEYORS • PLANNERS**

6800 Park Ten Blvd., Suite 180-S • San Antonio, Texas 78213

(210) 734-5351

FAX (210) 734-5363

8 FEB -6 PM 2:47

DEPT. OF PLANNING  
LAND DEVELOPMENT  
SERVICES DIVISION

Date: February 5, 2001

To: City of San Antonio

Project No.: 46096.06

T/LC: 31/K

ATTN: Mike Herrea

Re: Westchase 27 PUD

Department of Planning

Plat ID: 010016

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- ☒ Prints ☐ Sepias ☐ Films ☐ Tracings ☐ Specifications  
☐ Copy of Letter ☐ Change Order ☐ Invoices ☐ \_\_\_\_\_

SETS	COPIES PER SET	DESCRIPTION
1	3	POADP Application
1	Check	POADP Fee
1	Diskette	Digital file of POADP
1	1	POADP Reduction (8½"x11")
1	8	POADP (24"x36")

THESE ARE TRANSMITTED as checked below:

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REMARKS: \_\_\_\_\_

COPY TO: \_\_\_\_\_

REC. BY: \_\_\_\_\_

DATE: \_\_\_\_\_

If enclosures are not as noted, kindly notify us as once.

SIGNED: \_\_\_\_\_

*Max F. Terry*  
Max F. Terry, Project Engineer I